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## DEVELOPMENT IMPACT FEES FACT SHEET

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Thank you for doing business with the City of Fremont. Our goal is to assure your understanding of our processes and requirements so that you have a successful development experience. This fact sheet is designed to provide you with an overview of the development impact fee program and includes a listing of the impact fees for your information. City staff is available to answer your questions and to assist you. Please ask.

### ***What types of projects trigger impact fees?***

- New residential construction.
- New non-residential construction, including increases in existing floor area.
- Any tenant improvement project that changes the land use category of the existing building.

Please note, for impact fees, the land use category is not the same as the zoning of the property.

### ***Why are there impact fees?***

New development increases the demand for health and safety services provided by the City, affects the quality of the community's infrastructure, and increases the need for public facilities. Impact fees help pay for the cumulative impact of new development through infrastructure improvements and additions, thereby also contributing to the community's economic development. Depending on the type of your project, it may be subject to one or all of the following fees.

- *PARK FACILITIES*
- *PARK DEDICATION IN-LIEU* (parkland)
- *CAPITAL FACILITIES* (e.g., police building, City offices, library)
- *TRAFFIC* (highway interchanges, street improvements, and signals)
- *FIRE FACILITIES* (fire equipment, emergency medical services)

Fremont uses a range of funding sources to pay for improvements. Impact fees are only one source and represent the share of the cost of the improvements generated by new development. Impact fees are not used to correct deficiencies in existing infrastructure. Documents detailing Fremont's standards and the improvements funded by the fee program are available for your review. Please ask if you would like this information.

### ***How are fees determined?***

To calculate fees, staff will:

1. Determine the land use category of your project based upon the information you provide and review of your plans,
2. Determine which fee categories apply to your project,
3. Multiply the fee rate for each applicable fee by the square footage of the project for industrial and commercial projects, and by the number of units for residential projects, and
4. Determine if there are any credits that would lower the fee total.

Land use categories for impact fees, the applicability of each type of fee, and the types of credits possible are all defined in the ordinances that established the fee program, which are available for your review.

### ***When will I know how much I have to pay? When are fees due?***

Staff can provide you with estimates of your fees at any time during the review process. The closer the project is to final approval, the more accurately fees can be calculated. Final impact fees are calculated when a building permit is issued.

### ***Can I apply for a waiver or an adjustment to my fees?***

Yes. If you believe that your project has unique attributes that warrant a fee waiver or adjustment, you can apply. You should discuss your ideas and concerns with staff and be as specific as possible about the basis for your request. Your first discussion should be with the Development Services Center counter staff, but discussions with the Development and Environmental Services Director are also encouraged. If you then want to apply for a waiver or an adjustment, the ordinance defines the procedure you must follow. Staff can provide you with a copy of the ordinance.

### ***Can the decision be appealed?***

Yes. The decision of the Development and Environmental Services Director regarding an impact fee can be appealed to a hearing officer. The ordinance defines the procedure that you must follow. Staff can provide you with a copy of the ordinance provision.

## DEVELOPMENT IMPACT FEES (New fees are effective August 6, 2001.)

Fee and Land Use Categories		Amount	
PARK FACILITIES			
1	Residential Detached .....	\$ 3,709	Per Unit
2	Residential Attached #1 .....	2,914	Per Unit
3	Residential Attached #2 .....	2,466	Per Unit
4	Mobile Home or Trailer .....	2,337	Per Unit
PARK DEDICATION-IN-LIEU <sup>1</sup>			
1	Residential Detached .....	\$13,306	Per Unit
2	Residential Attached #1 .....	10,455	Per Unit
3	Residential Attached #2 .....	8,843	Per Unit
4	Mobile Home or Trailer .....	8,390	Per Unit
CAPITAL FACILITIES <sup>2</sup>		Tier 2 <sup>2</sup>	Tier 1 <sup>3</sup>
1	Residential Detached .....	\$ 1,918 Per Unit	\$ 1,784 Per Unit
2	Residential Attached #1 .....	1,507 Per Unit	1,401 Per Unit
3	Residential Attached #2 .....	1,273 Per Unit	1,186 Per Unit
4	Mobile Home or Trailer .....	1,209 Per Unit	1,124 Per Unit
5	Convalescent Home .....	595 Per Unit	553 Per Unit
6	Industrial .....	423 Per TSF	423 Per TSF
7	Warehouse .....	212 Per TSF	212 Per TSF
8	Retail/Service .....	423 Per TSF	423 Per TSF
9	Office .....	846 Per TSF	846 Per TSF
10	Religious Institution .....	423 Per TSF	423 Per TSF
TRAFFIC			
1	Single Family .....	\$ 1,916 Per Unit	
2	Multi-Family .....	1,443 Per Unit	
3	Mobile Home .....	1,035 Per Unit	
4	General Office .....	5.19 Per Sq. Ft.	
5	Government Office .....	Exempt	
6a	Retail <100 TSF (except uses listed under 6b) <sup>4</sup> .....	5.30 Per Sq. Ft.	
6b	Fast Food/Convenience Markets/Gas Stations <sup>4</sup> .....	8.61 Per Sq. Ft.	
7	Retail >100 TSF <sup>3</sup> .....	5.30 Per Sq. Ft.	
8a	Warehouse .....	1.37 Per Sq. Ft.	
8b	Mini Warehouse .....	0.55 Per Sq. Ft.	
9	Industrial .....	2.32 Per Sq. Ft.	
10	Manufacturing/Wholesale .....	1.37 Per Sq. Ft.	
11	Auto Mall .....	4.50 Per Sq. Ft.	
12	Hotel .....	1,035 Per Room	
13	School ( <i>for profit</i> ) .....	173 Per Student	
14	School ( <i>nonprofit &amp; public</i> ) .....	Exempt	
15	Hospital .....	2,370 Per Bed	
16	Convalescent Home .....	776 Per Bed	
17	Outdoor Recreation and Uses not Specified .....	2,154 Weekday PM	
	( <i>includes uses without buildings</i> ) .....	Peak Hour Trip	
FIRE PROTECTION			
1	Residential Use .....	\$ 221 Per Unit	
2	Industrial Use .....	36 Per TSF	
3	Warehouse Use .....	9 Per TSF	
4	Retail/Service Use, Auto Mall .....	90 Per TSF	
5	Office Use .....	221 Per TSF	

SF = Square Feet

TSF = Thousand Square Feet

Residential Attached #1<15 dwelling units per acre

Residential Attached #2>15 dwelling units per acre

<sup>1</sup> Park Dedication In-Lieu fees are due if not paid at time of land subdivision.

<sup>2</sup> Tier 2 Capital Facilities fees are applicable for most residential categories. Check with Development Services Center staff to see which tier is applicable to your project.

<sup>3</sup> Applicants who both filed a complete application for a tentative subdivision map by July 19, 1999, and pull building permits within one year after recordation of a final map will pay Tier 1 fees, which are approximately 7.5% lower. Check with Development Services Center counter staff to see if Tier 1 Capital Facilities fees apply to your residential project.

<sup>4</sup> A one-time exemption applies to retail additions up to 10% of existing floor area, but limited to 750 square feet.